An aerial photograph of Newark, New Jersey, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is in black and white and serves as the background for the entire page.

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annual report/1961

the CENTRAL PLANNING BOARD • NEWARK, NEW JERSEY

PHOTOGRAPH BY J. J. JONES

ANNUAL REPORT - 1961

CENTRAL PLANNING BOARD OF NEWARK, NEW JERSEY

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Frances M. Cocchia
Executive Secretary

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ANNUAL REPORT

CENTRAL PLANNING BOARD

1 Purpose and Function

It is a function of the Central Planning Board to revise and update the Master Plan as changing circumstances and conditions require, to the end that: (1) proposals which effect city facilities and services will be coordinated with a sound program of long term community development; (2) proposals may be discouraged which would result in any undue public costs which are inconsistent with the city's fiscal and physical development programs.

The Central Planning Board is the zoning commission. As such, it conducts extensive studies of the zoning ordinance and zoning map of the City of Newark and makes recommendations to the Municipal Council for changes in the ordinance.

The Central Planning Board is assigned special matters by the Mayor and Municipal Council. It is the objective of the Board to conduct such studies and make recommendations that would accomplish the harmonious development of the City of Newark. The Board reviews requests for street vacations, zoning changes, zoning variances, and studies proposals for semi-public, public, and private facilities.

All plans, projects, and urban renewal programs that effect the City are reviewed by the Central Planning Board. Laws and regulations to guide land subdivisions are provided by the Central Planning Board.

It is the continuing responsibility of the Board to prepare the City's Program for Community Improvement (Workable Program) as

required by the Housing and Home Finance Agency for Federal financial assistance.

The Central Planning Board, furthermore, undertakes the design of research and planning surveys and studies; assists in preparation of the Capital Improvement Program; works with other governmental and private agencies in the execution of projects; undertakes a variety of specific work projects in zoning, planning, and municipal research covering generally the fields of population, renewal, rehabilitation, conservation, parking, land use, traffic, economic base, capital programming, public recreation, building regulation, subdivision design, and related matters; all within the context of the Master Plan. The Board periodically prepares technically sound and informative planning reports involving application of professional planning judgment. The Board maintains the essential files

of planning records, reports, plans, maps, technical library, and related materials.

II The Year 1961

A. Meetings

The Central Planning Board normally meets once a month. During 1961, however, the amount of work which required consideration, discussion, and decisions had so increased that it became necessary to hold meetings on an average of three per month. These included both special meetings, regular meetings, and public hearings.

In order to make maximum use of their time and energies, the members of the Board have been organized into special committees. The members of these committees examine the many problems which fall within their scope, and make recommendations for appropriate action to the full Board at its regular meetings.

The committees consisted of Zoning, Budget and Personnel, Public Works, Subdivisions, Variances, Urban Renewal, Public Affairs, Welfare, and Certificate of Merit.

It is the efforts of these committees, coordinated by the Executive Secretary, and of the technical staff, under the direction of the Planning Officer, which allowed for the many varied activities of the Central Planning Board in 1961.

B. Urban Renewal

By the end of 1961, Newark had 12 Urban Renewal Projects (see map on page 4). Two have been completed and are now called Colonnade Park. They are the Branch Brook and Broad Street Projects. During the year the United Hospitals proposed an Urban Renewal Project to build a new medical center. All the other nine urban renewal projects came before the

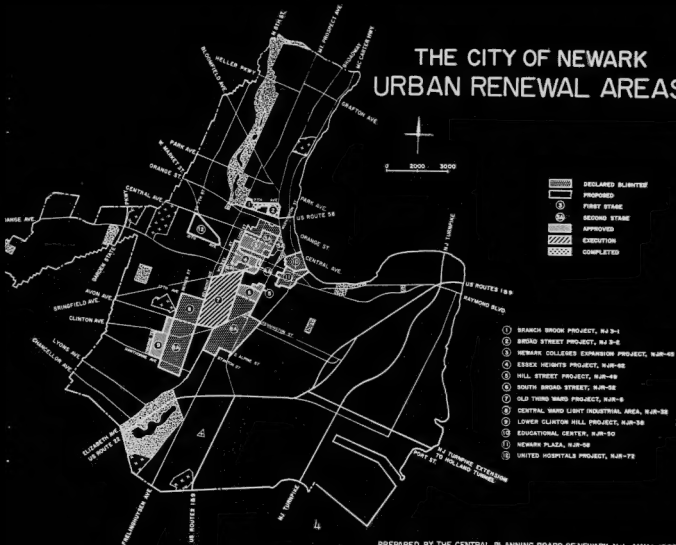
Board previously for suggestions and approval. Both the Board and its staff have worked closely with the Redevelopment Agency, the developers of each site and their architects in order to obtain the best possible results for our City.

Some examples of the type of work involved in these coordinated efforts are:

- 1) studies of the existing land use;
- 2) proposed land use changes;
- 3) studies of existing zoning, particularly height limitations, setback regulations and parking requirements;
- 4) traffic flow problems which might be caused by internal street changes;
- 5) examination of the costs of needed changes in services and facilities.

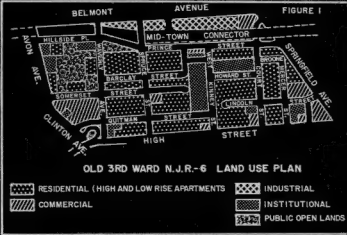
Some of these studies are initiated before the Blight Hearings are held. Most of the studies are made and changes recommended after an area has been determined as in need

THE CITY OF NEWARK URBAN RENEWAL AREAS

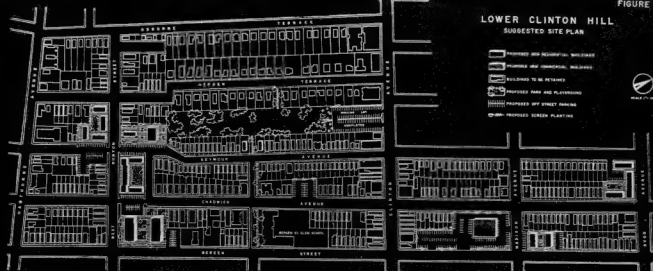


of redevelopment.

The Old Third Ward Redevelopment Project provides an example of joint effort. The Blight Hearings were held in 1958 and shortly after, the Board approved the project. In the ensuing months, however, the southern part of the project deteriorated at such an accelerated rate that rehabilitation became impossible. It was decided to clear most of the area, and the Board had to consider reuses. Working with the Housing Authority Staff, the plan took shape and Newark will have a new park, new shopping centers, schools with enlarged playgrounds, and both garden and tower apartments. The zoning will be changed to accommodate the new integrated land use and the modern architectural design. The land use plan for the Old Third Ward Project is shown in figure 1.



The additional renewal projects for which public hearings were held by the Board were: Essex Heights, Newark Colleges Expansion, Hill Street, South Broad Street, the extension of the Central Ward Light Industrial Area, the Education Center and Newark Plaza.



In addition, the plans for the Lower Clinton Hill Rehabilitation Project (see figure.2 above), for which the City is acting as the Local Public Agency, have advanced with the cooperation of the local residents and the Planning Board.

C. The 10-Year Continuing Renewal Program

In 1961 the three year study was culminated by the final editing and printing of the

144 page report for coordinating efforts towards a New Newark. This final report is called "RE:NEW NEWARK." It incorporated the two previously published Interim Reports.

The Study was the first of its kind in America. Requests for copies have been received from all over the United States as well as from abroad. A thousand copies have been distributed by the Federal Government.

The purpose of the study was to develop quick methods for determining renewal treatment, whether conservation, rehabilitation, or renewal; and whether residential, commercial, or industrial; and methods and priorities for this needed treatment within the feasible framework of the City's resources.

In conjunction with the report over 30 panels, each 30 x 40 inches, were prepared in order to illustrate the salient points. A major use of these panels will be an exhibition in the Newark Museum which will acquaint all the citizens with the findings and recommendations of the study.

After the Museum exhibition, the panels will be used in discussions with neighborhood groups and professional societies.

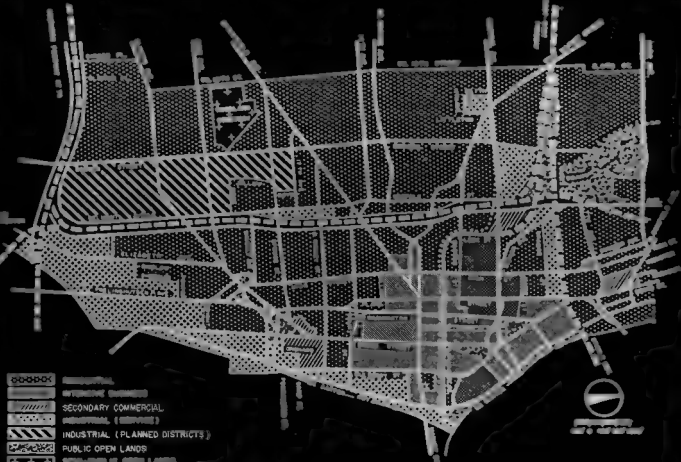
B. Core Area Land Use Plan

On November 13, 1961, the Board adopted the "Newark Central Areas Land Use Plan"

which reflects new concepts for the future development and redevelopment of the central section of the City. The plan for this area provides for complete new residential communities in the downtown section of Newark. It also provides for new commercial development in the heart of the City and a new light industrial Park. Thus, when the renewal program presently underway is completed, the City will once again provide a good environment for family living as well as a healthy economic foundation on which the financing of the necessary public and private services and facilities can be based. The map of the Land Use Plan for the Central Areas is illustrated on page 8.

The Land Use Plan of the Central Areas of Newark includes two basic components, namely:

- 1) A plan for the uses of land which is subject to direct public action (such as streets



-  RESIDENTIAL
-  INTENSIVE BUSINESS
-  SECONDARY COMMERCIAL
-  INDUSTRIAL (SERVICES)
-  INDUSTRIAL (PLANNED DISTRICTS)
-  PUBLIC OPEN LANDS
-  SEMI-PUBLIC OPEN LANDS
-  INSTITUTIONAL

-  MAJOR EXPRESSWAYS
-  MAJOR STREETS
-  CITY BOUNDARY



CENTRAL AREA LAND USE PLAN NEWARK, NEW JERSEY

PREPARED BY THE CENTRAL PLANNING BOARD OF NEWARK, N.J. - DEC. 15, 1965
OFFICIAL APPROVAL - DEC. 15, 1965

and highways, community buildings, recreation and open space, and urban renewal areas.) and 2) A plan for the future use of privately owned land.

The Land Use Plan attempts to determine the most desirable locations and standards for residential, commercial, industrial, and public uses. It should not be considered as an inflexible blueprint; rather, as adopted, it should be accepted as a general guide for the future renewal and development of the City Core. The Plan serves as a guide to the Planning Board as well as the Mayor, the Municipal Council, and the Board of Adjustment in the establishment of future land use policies and in the processing of applications for uses which deviate from the plan.

III. Zoning, Variances and Subdivision

During 1961, the Central Planning Board

recommended and approved changes in both the Zoning Ordinance and the official Zoning Map. The Board recommended zoning redistricting in order to pave the way for new development in the following areas.

- 1) Mt. Prospect Avenue
- 2) Nentieth Avenue
- 3) Berkley Avenue
- 4) Seabury Street
- 5) West Runyon Street

The Board also acted on a variety of land use regulations which included:

- 1) Physicians offices in residential zones.
- 2) Off-street parking requirements in urban renewal areas.
- 3) Fallout shelters.

The Board acted to redefine, or provide for the following uses:

- 1) Gasoline filling stations

2) Family (amended to permit not more than three foster children)

3) Elymosenary and philanthropic institutions

The Board still has under consideration regulations concerning coin operated vending machines and dry cleaning establishments and outdoor telephone booths.

In addition, the Board investigated, considered, and made recommendations on 147 requests for zoning variances. Their recommendations, together with individual explanations of the recommendations were sent to the Board of Adjustment prior to each public hearing on the variance application.

The Board also studied and acted on 53 requests for land subdivisions.

IV Traffic and Parking

A. Transportation

The major traffic item for 1961 was the

publication by Edwards and Kelcey of the Newark Transportation Study. That report was prepared for joint use by the City, the State Highway Department and the Federal Bureau of Roads.

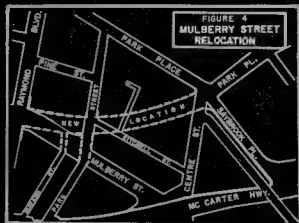
The report was a comprehensive street and highway study which examined the existing facilities and, with projections made to 1980 made proposals for street improvements and new highway construction. The report emphasized roadway construction, parking requirements and mass transportation improvements and potentials. Extensive cooperation and assistance was furnished the consultants.

A major concern resulting from this study was the location for the proposed Route 78 by the State. Extensive studies of structures which would be affected, the resulting problem of relocation, and alternative routes

were made by the Planning Board. These studies forced a delay of the decision on the location in order that the State might conduct additional studies of the alternative proposed by the Board.

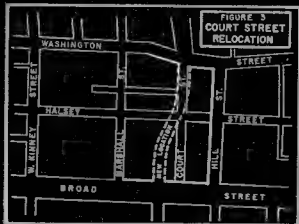
B. Street Improvements

Two major improvements in streets were proposed by the Board, and accepted by the Department of Public Works. Court Street, (see figure 3 below), will be relocated to



avoid the jog in Walnut Street, which occurs at Broad Street. In part, this relocation is an outgrowth of the two urban renewal projects which will be on either side.

A second major improvement will be the new Mulberry Street, (see figure 4 above), which will curve from Military Park at Park Place to Raymond Boulevard. One of the advantages for this new relocation will be relief for Broad Street as well as access to



the new underground garage.

C. Parking

In conjunction with the Parking Authority of Newark, the Board is developing a City-wide plan for parking. Intensive studies of needs, existing facilities, and possible locations have been made.

The initial facets of the plan have been parking lots for the Roseville and the Bergen Street Business areas.

Still under consideration are parking lots on Chancellor Avenue and on Bloomfield Avenue. Additional studies of parking needs were completed along Lyons Avenue and the City Subway.

In conjunction with existing private parking lots which may create major traffic congestion, studies for alternate traffic movement on directional streets were made in the area of the Valley Fair Discount House and

the Chancellor Avenue Supermarkets.

V. Capital Budget

The Chairman of the Planning Board is a member of the Capital Improvement Project Conference Committee. In this capacity he participates in the formulation of policy with respect to the capital budget and program. The Committee consists of the following:

- 1) Business Administrator, Chairman
- 2) Budget Officer
- 3) Director of Public Works (member of Planning Board)
- 4) Chairman, Central Planning Board
- 5) Board of Education Representative
- 6) Director of Finance
- 7) Planning Officer, Secretary

The Program is a statement of recommendations for the next six-year period which sets forth the framework within which all capital

improvements may be undertaken.

Under the direction of the Business Administrator, the Planning Officer and the planning staff prepared a program after conferring with the department and bureau heads regarding their agency's capital improvement needs.

The Project Conference Committee reviewed the requests of each department in terms of

the following criteria:

- 1) Over-all objectives of City development
- 2) The City's Fiscal policies
- 3) The relationship between projects

Total project costs for the 6 year period amount to approximately \$94,000,000. (see table 1 below). Municipal projects amount to about \$60 million or 64% of the total. The figures for 1962-67, although representing

TABLE 1

TOTAL PROJECT COSTS, 1962 - 67

Type of Project	Proposed for 1962	Proposed for 1963-67	Total
Municipal	\$ 2,894,031	\$57,378,297	\$60,272,328
School	<u>10,470,000</u>	<u>21,575,000</u>	<u>34,045,000</u>
TOTAL	\$13,364,031	\$80,953,297	\$94,317,328

the best estimates at this time, will undoubtedly be revised in future years.

VI Miscellaneous Functions

A. School Planning

The Planning Board is conducting a joint study on school needs throughout the City with representatives of the Board of Education. The primary objective of this study is to assess the impact of urban renewal and highway construction on the school system.

The major problem area is that section of the City west of the proposed Mid-Town Connector between the East-West Freeway and the proposed Interstate Route 78. In addition, future school proposals will be integrated with proposed rehabilitation projects under study in the same section of the City.

B. Parks and Playground Design

The Planning Board is preparing detailed designs for parks and playgrounds in various

sections of the City, including the Cooper Memorial Park in the Lower Clinton Hill Rehabilitation Project; the proposed 10 acre park in the Old Third Ward Project; the Bloomfield Avenue Park opposite the Schools Stadium. In addition, the staff is working closely with the Newark Housing Authority on open space treatment and landscape design on other urban renewal projects.

C. Assistance to Other Agencies

The Planning Board has prepared maps and standards for the architectural competition for the combined Police-Fire Department development on Plane, Washington, and William Streets.

The Planning Board prepares City wide maps for general information and special maps showing highway alignments, renewal areas, and other such items. In addition, it prepares maps for agencies such as the Council of

Social Agencies, the Police and Building Departments and the Board of Education.

The Planning Board has studied alternatives for the development of a Coliseum at the request of the Municipal Council.

The Board has participated in the Committee for selecting historical sites in the City in order to prevent the loss of historic landmarks which are important in Newark's history.

D. Public Information

The Planning Board receives hundreds of requests annually for public information about particular areas or projects in the City. The staff either supplies the information or directs the inquiry to the appropriate source for obtaining the information.

In addition, the Board prepares and distributes analysis of population and economic data to the general public via periodic bul-

letins. It has also contributed articles on City redevelopment and renewal for various publications and magazines.

E. Summary

The work of the Board and its staff during 1961 was all geared to make Newark a better place to live, work, and play.

This basic planning objective can only come about if the Board continues to obtain the support and interest of the citizens of our City.

CENTRAL PLANNING BOARD STAFF - 1961

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Planning Officer

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Executive Secretary

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Mario P. DiMarco

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